

**DECLARATION OF PRIVATE OPEN SPACE EASEMENT
FOR
TAX MAP D, LOT 73, Route 13, Brookline, New Hampshire 03033**

THIS DECLARATION MADE THIS _____ DAY OF April, 2024 by Farm Boy Properties, LLC ("Declarant"), having a mailing address of 211 Route 13, Brookline, Hillsborough County, New Hampshire 03033,

WHEREAS, the Declarant owns certain premises (hereinafter called the "Premises") situated in Brookline, Hillsborough County, New Hampshire, and known as Tax Map D, Lot 73 as shown as "Open Space Easement" on a certain plan entitled "Farm Boy Properties, LLC – 199 Route 13 – Map D Lot 73 – Brookline, New Hampshire – Housing for Older Persons Development – Easement Plan" Scale: 1" = 20', Dated March 19, 2024 by Meridian Land Services, Inc. and recorded in the Hillsborough County Registry of Deeds as Plan #_____.

WHEREAS, the DECLARANT desires to create a certain Proposed Private Open Space Easement, and as shown on said Plan as a certain easement on Tax Map D, Lot 73 described as follows:

A certain parcel of land in Brookline, Hillsborough County, New Hampshire containing 0.269 acres and more particularly described as follows:

Beginning at the northerly corner of the within described easement at an iron pipe at other land of said Farm Boy Properties, LLC known as Lot D-72, said iron pipe being South 88° 51' 40" East – 224.37 feet from a point on the easterly sideline of NH Route 13; thence by said Lot D-72

1. South 03° 48' 00" East – 29.24 feet to a drill hole at the end of a stone wall; thence by said Lot D-72 and said stone wall
2. South 03° 48' 00" East – 52.01 feet to an angle point in said stone wall, and
3. South 02° 38' 50" East - 32.39 feet to a granite bound at land now or formerly of John J. & Denise L. Liska; thence by said stone wall and said Liska land

4. South 02° 38' 50" East – 71.90 feet to an angle point in said stone wall; and
5. South 11° 15' 30" West – 38.80 feet to a drill hole at the end of said stone wall; thence by said Liska Land
6. South 12° 26' 30" West – 52.13 feet to an iron pipe, and
7. North 70° 19' 50" West – 122.74 feet to a point; thence through said Lot D-73
8. North 58° 22' 04" East – 99.00 feet to a point, and
9. North 12° 25' 57" East – 185.32 feet to the point of beginning.

The Open Space Easement shall be governed by the Town of Brookline Zoning and Land Use Ordinance (March 2023) Section 2203.02 a. and shall be managed by the unit owner(s) for the benefit of the residents of 199 Route 13, Brookline, New Hampshire.

For grantor's title see deed of Sunny Time Realty Corp. to Farm Boy Properties, LLC dated Jul 14, 2023 and recorded at Book 9714, Page 298 in the Hillsborough County Registry of Deeds.

WITNESS my hand and seal this _____ day of April, 2024.

Farm Boy Properties, LLC
By: Benjamin E. Senter, Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the _____ day of April, 2024, before me, personally appeared Benjamin E. Senter, Duly Authorized Manager of Farm Boy Properties, LLC, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained.

Dated: _____

Notary Public / Justice of the Peace